

\$900,000 - 1428 Decatur St Nw, Washington

MLS® #DCDC2210422

\$900,000

4 Bedroom, 3.00 Bathroom, 2,617 sqft

Residential on 0.05 Acres

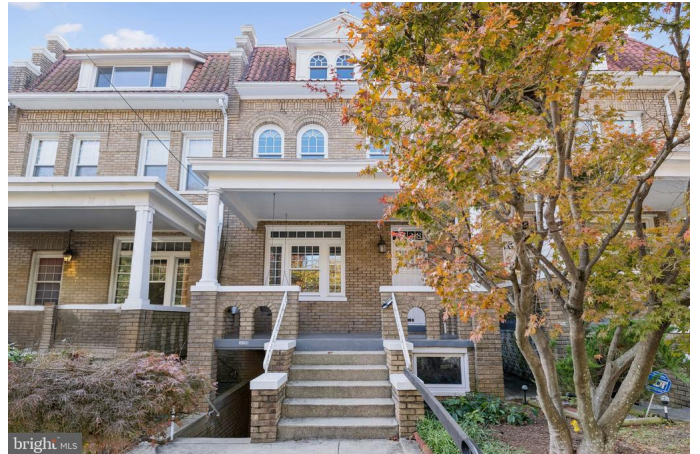
16TH STREET HEIGHTS, Washington, DC

Welcome to a classic 1917 brick townhome ideally situated in the sought-after 16th Street Heights neighborhood of Washington. This beautifully maintained residence blends timeless architectural character such as gorgeous hardwood floors with mahogany inlay with thoughtful modern updates to include replacement windows and brand new central air conditioning, offering versatile living spaces and a legal income-generating apartment.

A charming front porch sets the tone for this inviting home. Inside, the entry foyer leads to generous living and dining rooms, perfect for entertaining or everyday comfort. The renovated galley kitchen features a large walk-in pantry and convenient washer/dryer on the main level. Beyond the kitchen, a bright den/sunroom opens to an Ipe rear deck, patio, and fenced yard, an ideal setting for outdoor gatherings and container gardening.

Upstairs, you'll find three bedrooms and two renovated baths, including a primary suite with large closets. Fixed stairs from the hall lead to a spacious attic, offering abundant storage or potential for future expansion.

The fully finished lower level is a legal rental apartment with a Certificate of Occupancy, complete with separate front and rear entrances, a full kitchen, living area, bedroom, bath, and laundry. It's perfect for rental



income, an in-law suite, or guest accommodations.

Located in one of DC’s most desirable neighborhoods, 16th Street Heights is celebrated for its tree-lined streets, historic homes, and sense of community. Stroll to local favorites such as Highlands Caf  & Bar, Zeke’s Coffee, Casa Mia, Catrachitos, and Atxondo, or head a few blocks north to Moreland’s Tavern and the lively 14th Street corridor for additional dining and shopping options. Exciting neighborhood developments are also underway, including the transformation of the nearby bus depot, which will soon feature retail, cultural, and performance spaces, as well as a grocery store.

Enjoy easy access to public transportation, including the Petworth Metro just a half mile away, and effortless connections to Downtown DC via 14th and 16th Street commuter routes. Nearby Carter Barron and Rock Creek Park provide endless opportunities for outdoor recreation, all within minutes of your front door.

1428 Decatur Street NW offers the perfect blend of classic architecture, modern comfort, and neighborhood charm—a truly exceptional opportunity in the heart of 16th Street Heights.

Built in 1917

Essential Information

MLS® #	DCDC2210422
Price	\$900,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,617
Acres	0.05

Year Built	1917
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Federal
Status	Active

Community Information

Address	1428 Decatur St Nw
Subdivision	16TH STREET HEIGHTS
City	Washington
County	WASHINGTON-DC
State	DC
Zip Code	20011

Amenities

Amenities	CeilingFan(s), Shades/Blinds, Wood Floors, Attic, Crown Molding
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Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Disposal, Dryer, Range hood, Refrigerator, Stove, Washer, Washer/Dryer Stacked, Extra Refrg/Frz
Heating	Heat Pump(s), Radiator
Cooling	Central A/C, Ceiling Fan(s)
Has Basement	Yes
Basement	Fully Finished, Sump Pump, Walkout Level, Daylight, Partial, Full, Improved, Outside Entrance, Rear Entrance, Windows, English, Front Entrance
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding
Exterior Features	Porch(es), Patio, Deck(s), Fenced-Rear
Windows	Double Pane, Energy Efficient, ENERGY STAR Qualified, Double Hung, Replacement, Wood Frame
Roof	Metal
Foundation	Other

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	October 29th, 2025
Days on Market	6
Zoning	R

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on November 3rd, 2025 at 6:15am EST